

**ZONING AND PLATTING COMMISSION SITE PLAN
EXTENSION REVIEW SHEET**

CASE NUMBER: SPC-2014-0312C(XT2) **ZAP COMMISSION DATE:** July 16, 2019

PROJECT NAME: Steiner Ranch MU 14

ADDRESS: 4801 Quinlan Park Road

WATERSHED: Bear Creek (Water Supply Rural)

AREA: 81.34 Acres

APPLICANT: CalAtlantic Homes of Texas (Kevin Pape)
13620 N FM 620, Ste. B 150
Austin, Texas 78717

AGENT: Texas Engineering Solutions, LLC (Connor Overby)
5000 Bee Caves Road, Ste 206
Austin, Texas 78746

CASE MANAGER: Christine Barton-Holmes, CNUa, LEED AP (512) 974-2788
christine.barton-holmes@austintexas.gov

EXISTING ZONING: GR-CO, LO-CO & 2-mile ETJ

PROPOSED DEVELOPMENT: The applicant is proposing construction of 106 single-family condominiums within the RM 620 low intensity zone. No variances have been requested. The project was initially submitted as duplexes but a revision approved December 13, 2017 changed the project to single-family condominiums.

REQUEST: The site is requesting a three-year extension to a previously-approved site plan. The extension would move the site plan expiration date to July 24, 2022.

STAFF RECOMMENDATION: Staff recommends approval of this site plan extension. Staff previously approved an administrative one-year extension from July 24, 2018 to July 24, 2019. The site plan will comply with all applicable requirements of the Land Development Code including all Hill Country Roadway Corridor development regulations.

ZONING AND PLATTING COMMISSION ACTION: Approval of Hill Country Roadway site plan, July 7, 2015.

LEGAL DESCRIPTION: Block A, Lots 1 & 2

EXIST. ZONING: GR-CO, LO-CO & 2-mile ETJ **PROPOSED USE:** SF Condo Residential

ALLOWED F.A.R.: 0.20:1

PROPOSED F.A.R.: 0.054:1

ALLOWED HEIGHT: 28'

PROPOSED HEIGHT: 28'

MAX. BLDG. COVERAGE: 60%

PROPOSED BLDG. CVRG: 67,695 sq. ft

(5.42%) (COA) 246,102 sq. ft (10.72%) (2-Mile ETJ)

MAX. IMPERV. CVRG.: 60% **PROPOSED IMP. CVRG.:** 110,904 sq. ft
 (8.88%) (COA) 410,234sq. ft (17.88%) (2-Mile ETJ)
MIN. REQ. HC NATURAL AREA: 40% **PROVIDED:** 66.9%
REQUIRED PARKING: 212 **PROPOSED PARKING:** 464

SUMMARY COMMENTS ON SITE PLAN:

Land Use: This site is currently undeveloped, and is proposed to be with 106 single-family condominiums. There are no Critical Environmental Features on the site. The applicant will use building materials that are compatible with the Hill Country environment, and the site plan complies with all requirements of the Land Development Code.

Environmental: This site is located in the Bear Creek Watershed, and is subject to Water Supply Rural Watershed regulations.

Transportation: Access to the proposed site will be taken from Quinlan Park Road. The site plan will comply with all transportation requirements prior to release.

SURROUNDING CONDITIONS:

North: FM 620, then single-family (SF-2)
East: Open Space/Preserve (DR, then GR-CO)
West: Quinlan Park Rd, then commercial retail (2-Mile ETJ)
South: Open Space (2-Mile ETJ)

<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
FM 620	225'(varies)	100'	Major Arterial
Quinlan Park Rd	150'	95'	Local Street

NEIGHBORHOOD ORGANIZATION:

- Bike Austin
- Canyon Creek HOA
- Friends of Austin Neighborhoods
- Glenlake Neighborhood Association
- Leander ISD
- Long Canyon Homeowners Association
- Long Canyon Phase II & III Homeowners Association
- River Place HOA
- Sierra Club
- Steiner Ranch Community Association
- Steiner Ranch Neighborhood Association
- Strawberry Hill HOA
- Travis County Natural Resources
- 2222 Coalition of Neighborhood Associations, Inc.

Item C-11

TEXAS ENGINEERING SOLUTIONS

3815 S. Capital of Texas Highway, STE 300
Austin, Texas 78704
P: (512) 904-0505
F: (512) 904-0509

TBPE Firm #11206



Development Services Department
505 Barton Springs Road
Austin, TX 78704

February 1, 2019

RE: Deadline Extension Request for MU-14 (SPC-2014-0143C)

To Whom It May Concern:

On behalf of Lennar, Texas Engineering Solutions would like to request an extension to the Site Plan for Steiner Ranch MU-14. The site plan expiration date is currently set for July 24, 2019, and we would appreciate an extension of three years to this deadline.

The site plan was previously approved for a one-year administrative extension. We understand that this second extension request for an additional three years will required the approval of the Zoning and Platting Commission.

Please note that sidewalks along FM 620 were requested with the previous extension request; however, the Texas Department of Transportation has confirmed that they do not want sidewalks along FM 620 at this location.

Feel free to contact me if you have any questions regarding this request.

Thanks for your time and consideration.

Sincerely,



Connor J Overby, P.E., CPESC
Project Manager

TEXAS ENGINEERING SOLUTIONS
 5000 BEE CAVES RD, SUITE 206
 AUSTIN, TEXAS 78746
 P: (512) 904-0505
 F: (512) 904-0509
 TBPE FIRM # 11206



Engineer's Summary:

Steiner Ranch Mixed Use #14 is one of the mixed use commercial tracts located within the Steiner Ranch development. This project is located on multiple lots that are part of the Phase 2, Section 10 final plat. This plat is currently being replatted by another engineering firm. The case number for this final plat is C8J-2013-0180-0A. The current legal description is Lot 3 of Block B of Phase 2, Section 10. The parcel consists of approximately 81 acres, which is located at the intersection of Quinlan Park Road and RM 620 in Austin, Travis County, Texas. The current address is 5201 N Quinlan Park Rd, Austin, TX 78732. The site is predominately located within the Bear Creek West watershed, which is classified as water supply rural. The site is within the 2-mile ETJ of Austin as well as a portion within the City of Austin Limited Purpose.

We are proposing to construct 74 duplex units for a total of 148 residences. We are assuming an impervious cover for the residential units to be 4250sf. This assumption along with the necessary infrastructure gives a total of approximately 13% impervious cover for the site. The residential units are to be developed in accordance with Ordinance #011025-49, which contains: (I) The development agreement by and between the City of Austin and Steiner Ranch parties as recorded in document number 2001180705 in the Official Public Records of Travis County, Texas; and (II) conservation easement to restrict impervious cover recorded in document number 2001180704 in the Official Public Records of Travis County, Texas.

Per the Development Agreement between the City of Austin and Steiner Ranch parties discussed previously, the following administrative waivers are being requested for Steiner Ranch Mixed Use #14:

- 1) Compliance with the on-site detention requirements set forth in Section 1.2.2 of the Drainage Criteria Manual (DCM)
- 2) Compliance with the cut/fill requirements set forth in Section 30-4-341 and Section 30-4-342 of the Single Office
- 3) A single access driveway variance has been granted by Travis County with the current final plat application

The subject tract is located within the Bear Creek West Watershed, which is classified as a water supply rural watershed. The site does not lie within the Edwards Aquifer Recharge Zone. There is a CWQZ and a WQTZ on the property as delineated on the final plat.

Development of the subject tract will have little or no impact on downstream drainage features due to the proximity to the lake. Existing natural drainage patterns will not be significantly altered. Both on-site and off-site storm runoff will be allowed to sheet flow across the site and collect in either proposed or existing drainage channels. Additionally, an existing stock pond that once served as a water quality pond for a portion of Steiner Ranch Blvd will remain in place. This pond will serve to capture some of the runoff simply as a voluntary measure. The proposed drainage improvements include numerous outfalls throughout the property and a culvert that aids in limiting runoff towards Quinlan Park Road and beyond. If velocities at the outfalls exceed 6fps, rock berms (or other appropriate energy dissipaters) will be installed at required intervals to reduce flow velocities according to DCM 7.3.0.

The impervious cover for the entire 81.35acre site does not exceed 20 percent; as allowed by Ordinance #011025-49. The proposed impervious cover is approximately 13% for the site. Therefore, water quality controls are not be required for this site. Effects of the 2-year storm will be controlled by a combination of design elements. Some of these design elements include maintaining development to less than 20 percent impervious cover, velocity dissipaters and level spreaders, multiple outfalls to maintain the natural spread of runoff, and construction of permanent erosion control structures. The increase in the amount of two-year storm runoff is minimal and runoff will be conveyed via non-erosive means.

Travis County WCID No. 17 will provide water and wastewater service; Austin Energy will provide electric service; AT&T will provide telephone service; and, Texas Gas Services will provide gas service.

LEGAL DESCRIPTION:

BLOCK A, LOT 1 & 2 OF THE STEINER RANCH MU-14 FINAL PLAT

BENCHMARKS:

(N.A.V.D. 88 DATUM)
TBM 101 - SQUARE CUT ON TOP OF CURB ON EAST SIDE OF NORTH BOUND QUINLAN PARK RD. +/- 950' SOUTH OF INTERSECTION WITH R.M. 620, +/- 170' SOUTH OF NOSE OF MEDIAN. (780.14')

OWNER / DEVELOPER:

TAYLOR WOODROW COMMUNITIES/STEINER RANCH LTD, 11200 LAKELINE BLVD. STE. 150A AUSTIN, TEXAS 78717 CONTACT: MICHAEL SLACK PHONE: 512-532-2127

PROJECT DATA:

FINAL PLAT #: CBJ-2013-0180.0A GRID NUMBER/MAPSCO #: MB-32/491M
SUBMITTAL DATE: APRIL 17, 2014 ZONING: GR-MU-CO
RELATED CASE #'S: C14-2012-0026 USE: SINGLE FAMILY DETACHED CONDOMINIUMS

SPECIAL NOTES:

- 1. UPON COMPLETION OF THE INSTALLATION OF ROADWAYS AND HYDRANT SYSTEMS, CONTACT FIRE PREVENTION OFFICE AT 512-266-2533 TO SCHEDULE AN INSPECTION IN ORDER TO VERIFY COMPLIANCE WITH PLAN DETAILS. ITEMS THAT WILL BE VERIFIED ARE AS FOLLOWS: A. BLUE HYDRANT MARKERS; B. PAINTING OF HYDRANT CAPS ACCORDING TO PROPER FLOW CHARACTERISTICS; C. HYDRANT PLACEMENT AND SPACING; AND D. FIRE LANE MARKINGS OR SIGNAGE, IF APPLICABLE.

GENERAL NOTES:

- 1. THIS SITE IS SUBJECT TO THE STEINER RANCH DEVELOPMENT AGREEMENT, ORDINANCE #011025-49, APPROVED ON OCT. 25, 2001, BETWEEN THE DEVELOPER AND THE CITY OF AUSTIN.
2. RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT, THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

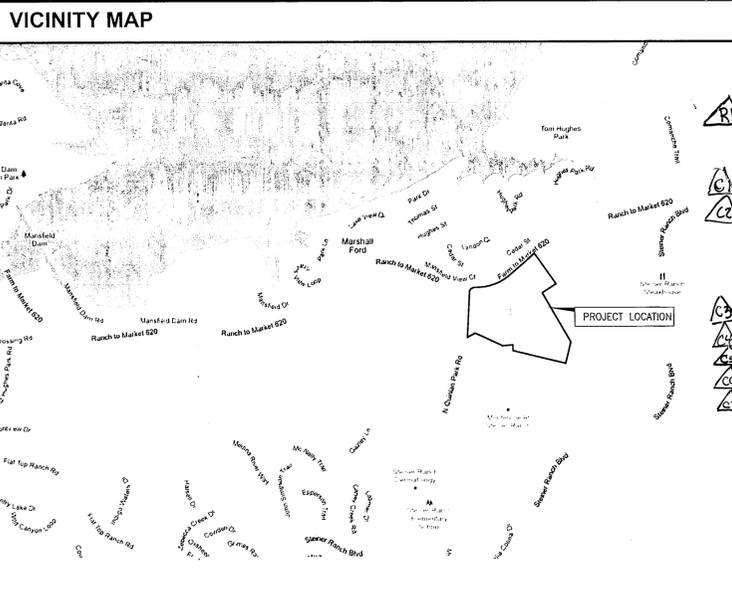
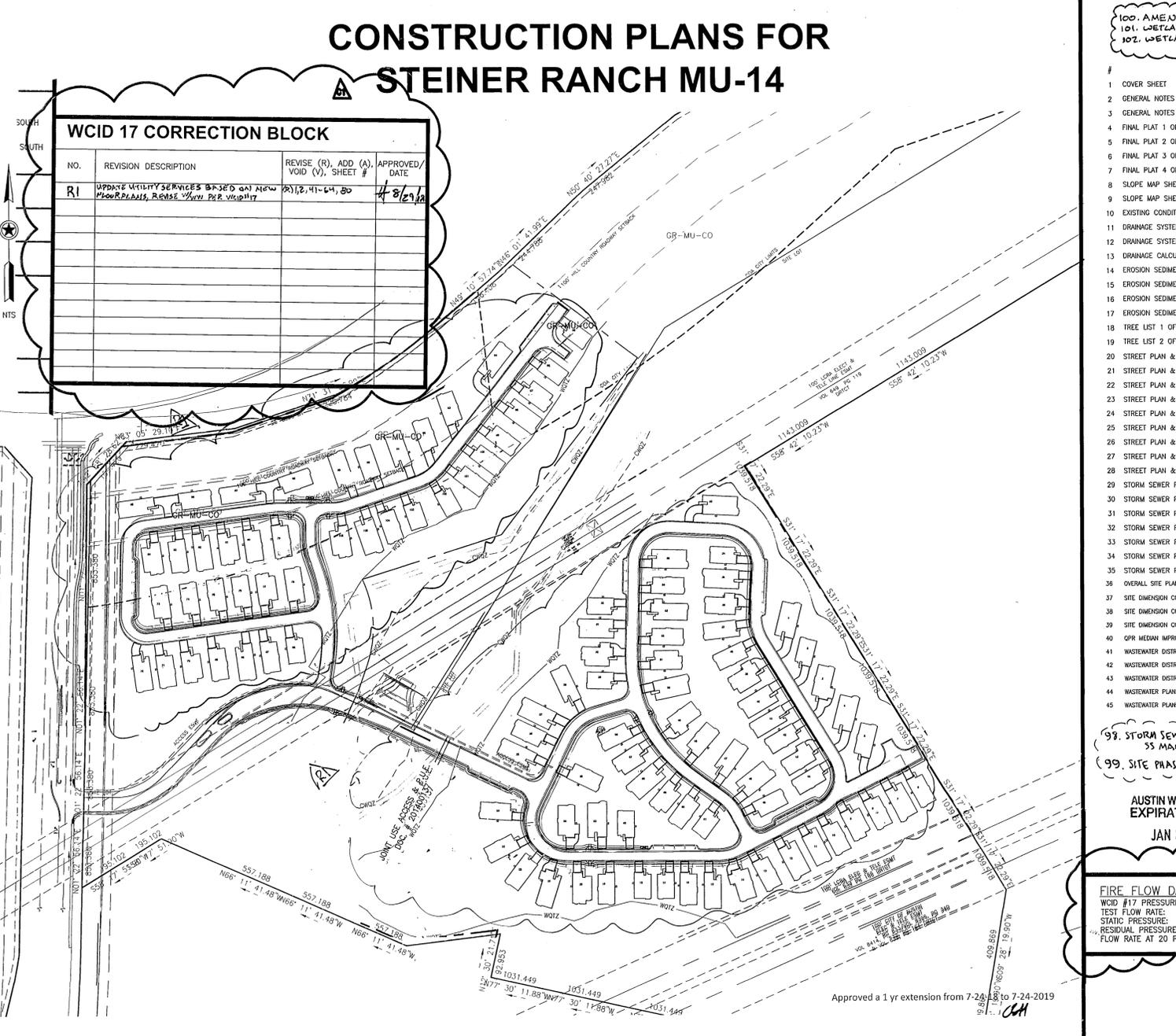


Table with 7 columns: REVISIONS, NET CHANGE IMPERVIOUS COVER, SITE IMPERVIOUS COVER, % SITE IMPERVIOUS COVER, SHEET, DESCRIPTION, APPROVED, DATE. Contains 10 revision entries with details on utility services, drainage, and site plan updates.

Table with 2 columns: #, Sheet Title. Lists 77 sheets including cover sheet, general notes, final plats, slope maps, drainage systems, erosion control, and architectural elevations.

CITY APPROVAL stamp and SITE PLAN RELEASE stamp. Includes signatures and dates for approval by the City of Austin and release of the site plan.

NOTE TO CONTRACTOR, SUBMITTED BY, and REVIEWED BY sections. Includes a note about utility locations and signatures of the engineer and reviewer.

Professional Engineer seal for Stephen R. Delgado, State of Texas, License No. 99342, dated 1/19/15.

PROJECT DATA section containing county (Travis), city limits (Austin), final plat number (CBJ-2013-0180.0A), and project address (4801 N. Quinlan Park Road).

CONSULTANTS section listing Delta Survey Group, Inc. and Austin Spatial Technologies with their respective addresses and phone numbers.

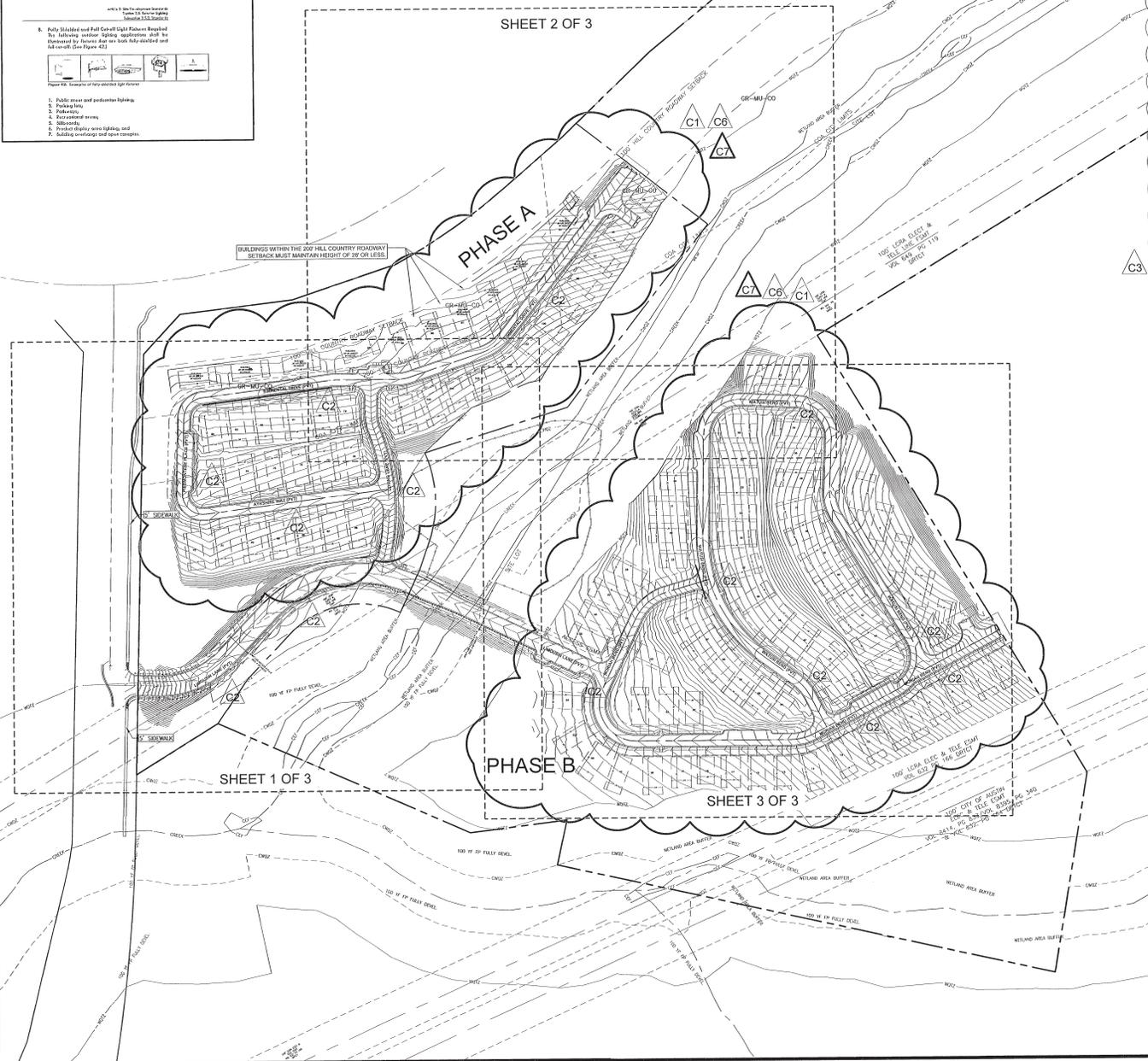
Table with 3 columns: NO, DATE, DESCRIPTION. Lists revisions to the updated sheet index and site plan.

STEINER RANCH MU-14 COVER SHEET stamp with the number 1 OF 99 and a small logo.

SPECIAL NOTE:
 ALL EXTERIOR LIGHTING WILL BE FULLY CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E.

- Public use of outdoor lighting:
- Public use of outdoor lighting.
 - Parking lots.
 - Recreational areas.
 - Billboards.
 - Freeway/Highway area lighting and
 - Building envelopes and open spaces.

SPECIAL NOTE:
 1. THE 4" X 6" SIGN SHALL BE PLACED TO COMPLY WITH THE CITY OF AUSTIN SUBCHAPTER E REQUIREMENTS AS WELL AS THE STEINER RANCH COMMERCIAL DESIGN GUIDELINES. IN AN EFFORT TO IMPROVE CONNECTIVITY, THESE ADDITIONAL MEASURES HAVE BEEN DONE ON THIS SITE.
 2. PROVIDED PEDESTRIAN AND BICYCLE CONNECTION TO ADJACENT RESIDENTIAL DEVELOPMENT INCLUDING NEARBY ELEMENTARY SCHOOL.
 3. LOCATED THE INTERNAL UTILITY LINES INCLUDING ELECTRIC DESIGN IN THE PRIVATE SPACES AND NOT UNDER PARKING AREAS.
 4. LIMITED THE NUMBER OF CURB CUTS TO THE ADJACENT ROADWAYS INCLUDING NO UNDERCUTS TO RW 602.



Building Number	Street	Street Name	Phase
1	5001	Watous Bend	1 B
2	4995	Watous Bend	2 B
3	4995	Watous Bend	3 B
4	4993	Watous Bend	4 B
5	12105	Morlah Bend	5 B
6	12100	Morlah Bend	6 B
7	12102	Morlah Bend	7 B
8	12104	Morlah Bend	8 B
9	12106	Morlah Bend	9 B
10	12108	Morlah Bend	10 B
11	12110	Morlah Bend	11 B
12	12112	Morlah Bend	12 B
13	12200	Morlah Bend	13 B
14	12202	Morlah Bend	14 B
15	12204	Morlah Bend	15 B
16	12206	Morlah Bend	16 B
17	12208	Morlah Bend	17 B
18	12210	Morlah Bend	18 B
19	12212	Morlah Bend	19 B
20	12214	Morlah Bend	20 B
21	12216	Morlah Bend	21 B
22	12218	Morlah Bend	22 B
23	12220	Morlah Bend	23 B
24	12222	Morlah Bend	24 B
25	12200	Morlah Bend	25 B
26	12202	Morlah Bend	26 B
27	12304	Morlah Bend	27 B
28	12306	Morlah Bend	28 B
29	5211	Watous Bend	29 B
30	5209	Watous Bend	30 B
31	5207	Watous Bend	31 B
32	5205	Watous Bend	32 B
33	5105	Watous Bend	33 B
34	5010	Watous Bend	34 B
35	5008	Watous Bend	35 B
36	5006	Watous Bend	36 B
37	5004	Watous Bend	37 B
38	5002	Watous Bend	38 B
39	5000	Watous Bend	39 B
40	4998	Watous Bend	40 B
41	4996	Watous Bend	41 B
42	4994	Watous Bend	42 B
43	4992	Watous Bend	43 B
44	4990	Watous Bend	44 B
45	5314	Watous Bend	45 B
46	5312	Watous Bend	46 B
47	5310	Watous Bend	47 B
48	5308	Watous Bend	48 B
49	5302	Watous Bend	49 B
50	5210	Watous Bend	50 B
51	5208	Watous Bend	51 B
52	5206	Watous Bend	52 B
53	5204	Watous Bend	53 B
54	5202	Watous Bend	54 B
55	5200	Watous Bend	55 B
56	5200	Watous Bend	56 B
57	5200	Watous Bend	57 B
58	5305	Watous Bend	58 B
59	5307	Watous Bend	59 B
60	5309	Watous Bend	60 B
61	5311	Watous Bend	61 B
62	12211	Morlah Bend	62 B
63	12213	Morlah Bend	63 B
64	12215	Morlah Bend	64 B
65	12501	Morlah Bend	65 B
66	12501	Ayrshire Way	66 A
67	12503	Ayrshire Way	67 A
68	12505	Ayrshire Way	68 A
69	12507	Ayrshire Way	69 A
70	12509	Ayrshire Way	70 A
71	12511	Ayrshire Way	71 A
72	12513	Ayrshire Way	72 A
73	12515	Ayrshire Way	73 A
74	12508	Ayrshire Way	74 A
75	12506	Ayrshire Way	75 A
76	12504	Ayrshire Way	76 A
77	12502	Ayrshire Way	77 A
78	12500	Ayrshire Way	78 A
79	12501	Simmental Drive	79 A
80	12503	Simmental Drive	80 A
81	12505	Simmental Drive	81 A
82	12507	Simmental Drive	82 A
83	12509	Simmental Drive	83 A
84	12511	Simmental Drive	84 A
85	12513	Simmental Drive	85 A
86	12508	Simmental Drive	86 A
87	12504	Simmental Drive	87 A
88	12500	Simmental Drive	88 A
89	12498	Simmental Drive	89 A
90	12494	Simmental Drive	90 A
91	12492	Simmental Drive	91 A
92	12490	Simmental Drive	92 A
93	12488	Simmental Drive	93 A
94	12486	Simmental Drive	94 A
95	12484	Simmental Drive	95 A
96	12482	Simmental Drive	96 A
97	12480	Simmental Drive	97 A
98	12478	Simmental Drive	98 A
99	12476	Simmental Drive	99 A
100	12474	Simmental Drive	100 A
101	12472	Simmental Drive	101 A
102	12470	Simmental Drive	102 A
103	12468	Simmental Drive	103 A
104	12466	Simmental Drive	104 A
105	12464	Simmental Drive	105 A
106	12462	Simmental Drive	106 A

ORIENTATION AND SCALE

- NOTES**
- SEE PAGE 10 FOR SETBACKS FROM FACE OF CURB, UNLESS OTHERWISE NOTED.
 - PROPOSED BUILDING SIZES ARE LISTED IN THE TABLE ON SITE DIMENSIONAL CONTROL PLAN SHEET 2 OF 3.
 - FRONTAGE SETBACKS VARY, 10' MIN. BETWEEN UNITS AND 10' MIN. BEHIND UNITS (CIP).
 - OWNER'S DIMENSIONS VARY BY UNIT TYPE & LOCATION.
 - COMPLIANCE WITH GREEN BUILDING STANDARDS IS REQUIRED FOR ALL BUILDINGS CONSTRUCTED ON THIS SITE. CONTACT THE GREEN BUILDING PROGRAM AT 512-462-5300 FOR FURTHER INFORMATION.
 - A CONDITIONAL LETTER OF BUILDING IS REQUIRED BY AUSTIN ENERGY GREEN BUILDING PROGRAM PRIOR TO BUILDING PERMIT.
 - APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL FOR BUILDING PERMIT APPROVAL.
 - COMPLIANCE WITH GREEN BUILDING STANDARDS IS RECOMMENDED FOR ALL BUILDINGS CONSTRUCTED ON THIS SITE. CONTACT THE GREEN BUILDING PROGRAM AT 512-462-5300 FOR FURTHER INFORMATION.
 - EXTERIOR LIGHTING ABOVE THE SECOND FLOOR IS PROHIBITED IN THE CO, LR, CR, CS, OR CS-1 ZONING DISTRICTS, WHEN ADJACENT TO AN SF-5 OR MORE RESTRICTIVE ZONING DISTRICT (SECTION 25-2-280).
 - ANY PROPOSED MODIFICATIONS WHICH INCLUDE MOVING A STRUCTURE MORE THAN TWENTY-FIVE (25') FEET OR INCREASING THE HEIGHT OR SQUARE FOOTAGE OF A BUILDING, WILL REQUIRE REVIEW BY THE PLANNING COMMISSION AND/OR CITY COUNCIL, PERMIT TO SECTION 25-2-1104 EXEMPTIONS.
 - ALL EXTERIOR LIGHTING WILL BE FULLY CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E. ALSO INCLUDE FIGURE 42 FROM SECTION 2.5.

LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- STREET CENTERLINE
- SEWER
- PHASE LINE
- CURB AND GUTTER
- PROPOSED CONTOURS
- EXISTING CONTOURS
- EXISTING EASEMENT

TABLE

FOC LINE & CURVE TABLE

LINE #/CURVE #	LENGTH	DIRECTION/DELTA	RADIUS
C168	59,085	005.3372	634,297
C169	53,802	019.3270	159,500
C170	78,952	028.3613	159,500
C171	352,103	071.9216	280,500
C172	59,085	005.3373	634,283
C173	59,085	005.3373	634,283
C174	86,921	024.8390	200,500
C175	79,958	022.8493	200,500
C176	47,930	011.4663	239,498
C177	253,049	060.5371	239,500
C178	59,085	005.3372	634,297

FOC LINE & CURVE TABLE

LINE #/CURVE #	LENGTH	DIRECTION/DELTA	RADIUS
L160	123.384	N43° 35' 23.00"E	
L161	122.983	N43° 35' 22.52"E	
L162	43.127	S88° 43' 19.59"E	
L163	277.937	S64° 24' 24.96"E	
L164	43.246	S88° 43' 19.59"E	
L165	278.650	S64° 24' 24.96"E	

CITY APPROVAL

SITE PLAN RELEASE Sheet 26 of 101
 FILE NUMBER: SP-2014-01438-18 EXPIRATION DATE: 7-24-18
 CASE NUMBER: GREENING ANDERSON/HEARD APPLICATION DATE: 2-11-14
 APPROVED ADMINISTRATIVELY ON: N/A
 APPROVED BY ZAPCO ON: 7-24-15
 APPROVED BY CITY COUNCIL ON: N/A
 DATE OF RELEASE: 7-24-15

Director, Department of Planning and Development
 DATE OF RELEASE: 7-24-15



Texas Engineering Solutions

3815 S Capital of Texas Hwy, Suite 200 Austin, Texas 78704
 P: 512-994-6665 F: 512-994-6669 TPE No. 11206

PROJECT DATA

COUNTY: TRAVIS
 CITY LIMITS/EZ: AUSTIN
 FINAL PLAN NUMBER: CO-2013-0180-DA
 DATE: 01-10-2012-0026
 RELATED: 4901 N OURLAN PARK ROAD
 ADDRESS: MB-32/491M
 GRID: MB-GR-00
 FEMA MAP PANEL: 44530220V/44530220W

OWNER/DEVELOPER

MO INVESTMENTS 14 7200 N MOHRAS TRAPY AUSTIN, TEXAS 78731

CONSULTANTS:

DELTA SURVEY GROUP, INC (TOPOGRAPHY & TREES) 8213 BROOK LANE, SUITE 102 AUSTIN, TX 78745 OFFICE: 512-282-3300

AUSTIN SPATIAL TECHNOLOGIES 7200 N MOHRAS TRAPY AUSTIN, TX 78757 PHONE: 512-913-9120

REVISIONS

NO	DATE	DESCRIPTION
01		REVISION FOR PERMITS
02		REVISION FOR PERMITS
03		REVISION FOR PERMITS
04		REVISION FOR PERMITS
05		REVISION FOR PERMITS
06		REVISION FOR PERMITS
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106		REVISION FOR PERMITS

STEINER RANCH MU-14

OVERALL SITE PLAN

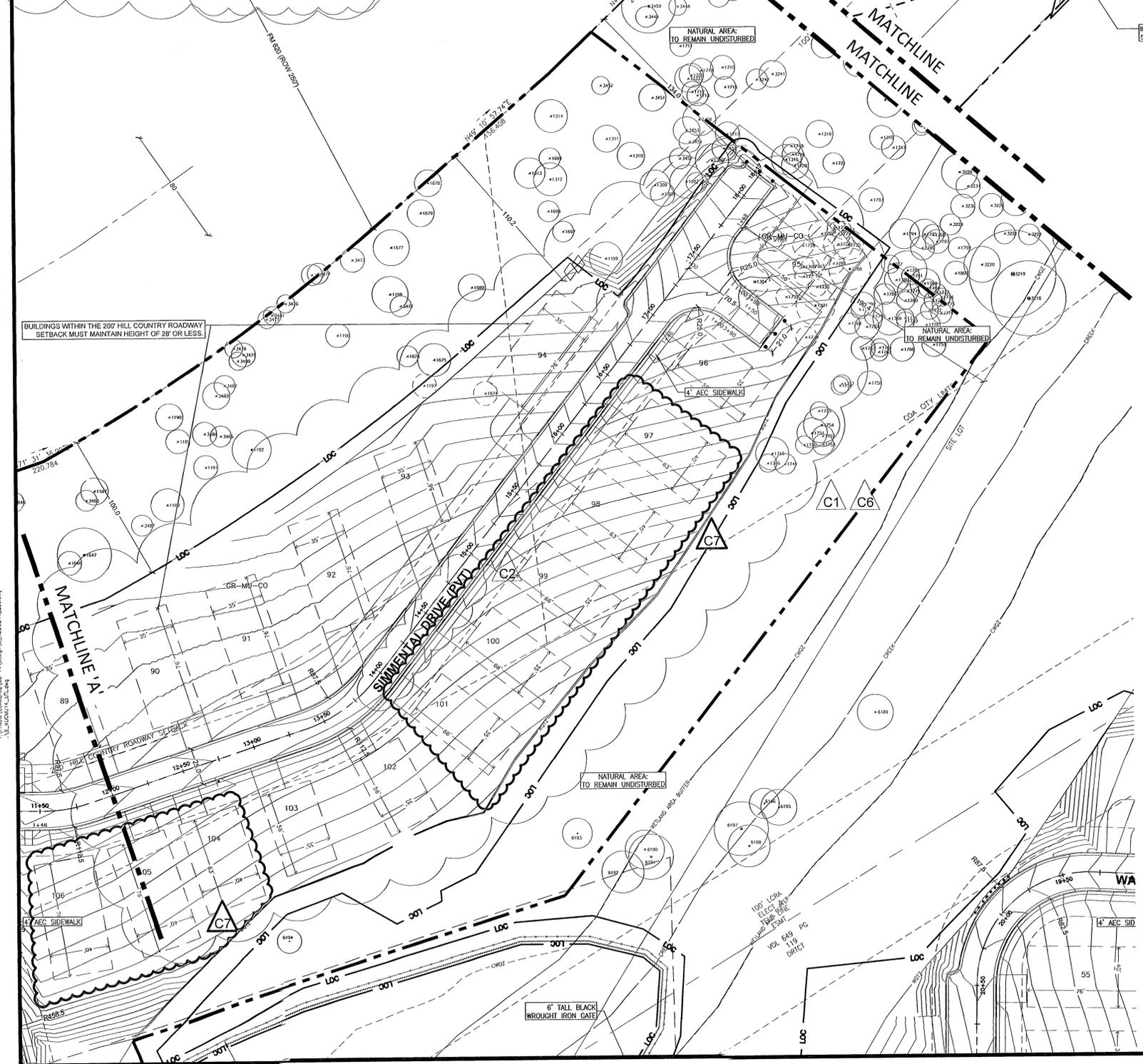
City of Austin (28.66 AC)		Allowed	Proposed
Impervious Cover (sf)		876,035	110,904
Impervious Cover (%)		70%	8.88%
Building Cover (sf)		625,740	67,695
Building Cover (%)		50%	5.42%
Height (stories)		3	2
Height (feet)		28' Per HCR - 40' Zoning	< 28' & 40'
FAR		0.70/1	0.054/1
Foundation Type		Slab on Grade	Slab on Grade
Open Space (sf)		N/A	1,137,678
Open Space (%)		N/A	91.12%

# of Units	Off-street Parking Req'd	Off-street Parking Provided*
106	212	464

*Parking is being provided via the use of 2 car garages and the driveways

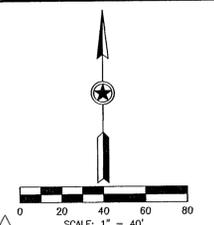
City of Austin E.T.J. (52.68 AC)		Allowed	Proposed
Impervious Cover (sf)		1,376,597	410,234
Impervious Cover (%)		60%	17.88%
Building Cover (sf)		N/A	246,102
Building Cover (%)		N/A	10.72%
Height (stories)		N/A	2
Height (feet)		N/A	< 40'
FAR		N/A	0.107/1
Foundation Type		Slab on Grade	Slab on Grade
Open Space (sf)		N/A	1,884,583
Open Space (%)		N/A	82.12%

SPECIAL NOTE:
 1. THE 4'-AEC SIDEWALK IS BEING PLACED TO COMPLY WITH THE CITY OF AUSTIN SUBCHAPTER E REQUIREMENTS AS WELL AS THE STEINER RANCH COMMERCIAL DESIGN GUIDELINES. IN AN EFFORT TO IMPROVE CONNECTIVITY, THESE ADDITIONAL MEASURES HAVE BEEN DONE ON THIS SITE:
 2. PROVIDED PEDESTRIAN AND BICYCLE CONNECTION TO ADJACENT RESIDENTIAL DEVELOPMENT INCLUDING NEARBY ELEMENTARY SCHOOL.
 3. LOCATED THE INTERNAL UTILITY LINES INCLUDING ELECTRIC DESIGN IN THE PRIVATE DRIVEWAYS AND NOT UNDER PARKING AREAS.
 4. LIMITED THE NUMBER OF CURB CUTS TO THE ADJACENT ROADWAYS INCLUDING NO DRIVEWAY CONNECTIONS TO RM 620.



Building Number	Street Address		Phase	Floorplan Type	Driveway Side (Left or Right)	Pad Area	Driveway I.C. (sf)	Total Impervious Cover (sf)
	Street No.	Street Name						
1	5001	Watusi Bend	1 B	TBD	Right	40' x 76'	823	3,863
2	4907	Watusi Bend	2 B	TBD	Right	35' x 76'	823	3,483
3	4905	Watusi Bend	3 B	TBD	Right	35' x 76'	823	3,483
4	4903	Watusi Bend	4 B	TBD	Right	40' x 76'	823	3,863
5	12105	Moriah Bend	5 B	TBD	Left	35' x 76'	657	3,317
6	12100	Moriah Bend	6 B	TBD	Right	35' x 76'	360	3,020
7	12102	Moriah Bend	7 B	TBD	Right	40' x 76'	360	3,400
8	12104	Moriah Bend	8 B	TBD	Right	35' x 76'	360	3,020
9	12106	Moriah Bend	9 B	TBD	Left	40' x 76'	372	3,412
10	12108	Moriah Bend	10 B	TBD	Right	35' x 76'	360	3,020
11	12110	Moriah Bend	11 B	TBD	Left	35' x 76'	360	3,020
12	12112	Moriah Bend	12 B	TBD	Right	40' x 76'	360	3,400
13	12200	Moriah Bend	13 B	TBD	Left	35' x 76'	360	3,020
14	12202	Moriah Bend	14 B	TBD	Right	35' x 76'	360	3,020
15	12204	Moriah Bend	15 B	TBD	Left	35' x 76'	360	3,020
16	12206	Moriah Bend	16 B	TBD	Right	35' x 76'	360	3,020
17	12208	Moriah Bend	17 B	TBD	Left	40' x 63'	360	2,800
18	12210	Moriah Bend	18 B	TBD	Right	35' x 56'	360	2,320
19	12212	Moriah Bend	19 B	TBD	Right	40' x 63'	360	2,800
20	12214	Moriah Bend	20 B	TBD	Right	40' x 76'	360	3,400
21	12216	Moriah Bend	21 B	TBD	Right	35' x 76'	360	3,020
22	12218	Moriah Bend	22 B	TBD	Left	35' x 76'	356	3,016
23	12220	Moriah Bend	23 B	TBD	Left	35' x 76'	356	3,016
24	12222	Moriah Bend	24 B	TBD	Right	35' x 76'	370	3,030
25	12300	Moriah Bend	25 B	TBD	Right	35' x 76'	360	3,020
26	12302	Moriah Bend	26 B	TBD	Right	35' x 76'	360	3,020
27	12304	Moriah Bend	27 B	TBD	Right	40' x 76'	426	3,466
28	12306	Moriah Bend	28 B	TBD	Left	35' x 76'	501	3,161
29	5211	Watusi Bend	29 B	TBD	Right	35' x 56'	381	2,341
30	5209	Watusi Bend	30 B	TBD	Right	40' x 76'	361	3,401
31	5207	Watusi Bend	31 B	TBD	Right	40' x 76'	361	3,401
32	5205	Watusi Bend	32 B	TBD	Right	35' x 56'	361	2,321
33	5105	Watusi Bend	33 B	TBD	Right	40' x 76'	807	3,847
34	5010	Watusi Bend	34 B	TBD	Left	35' x 76'	499	3,159
35	5008	Watusi Bend	35 B	TBD	Left	40' x 76'	360	3,400
36	5006	Watusi Bend	36 B	TBD	Right	35' x 76'	360	3,020
37	5004	Watusi Bend	37 B	TBD	Left	35' x 76'	355	3,015
38	5002	Watusi Bend	38 B	TBD	Right	35' x 76'	350	3,010
39	5000	Watusi Bend	39 B	TBD	Left	40' x 76'	360	3,400
40	4908	Watusi Bend	40 B	TBD	Right	40' x 76'	360	3,400
41	4906	Watusi Bend	41 B	TBD	Left	35' x 76'	360	3,020
42	4904	Watusi Bend	42 B	TBD	Right	35' x 76'	360	3,020
43	4902	Watusi Bend	43 B	TBD	Left	35' x 76'	360	3,020
44	4900	Watusi Bend	44 B	TBD	Right	35' x 76'	355	3,015
45	5314	Watusi Bend	45 B	TBD	Left	35' x 76'	360	3,020
46	5312	Watusi Bend	46 B	TBD	Right	40' x 76'	368	3,408
47	5310	Watusi Bend	47 B	TBD	Left	35' x 76'	360	3,020
48	5306	Watusi Bend	48 B	TBD	Left	35' x 76'	357	3,017
49	5302	Watusi Bend	49 B	TBD	Left	35' x 76'	357	3,017
50	5210	Watusi Bend	50 B	TBD	Left	40' x 76'	357	3,357
51	5208	Watusi Bend	51 B	TBD	Right	35' x 76'	362	3,022
52	5206	Watusi Bend	52 B	TBD	Right	35' x 76'	360	3,020
53	5204	Watusi Bend	53 B	TBD	Left	35' x 76'	360	3,020
54	5202	Watusi Bend	54 B	TBD	Right	35' x 76'	360	3,020
55	5200	Watusi Bend	55 B	TBD	Right	40' x 76'	359	3,359
56	5301	Watusi Bend	56 B	TBD	Left	35' x 76'	362	3,022
57	5303	Watusi Bend	57 B	TBD	Left	40' x 76'	363	3,403
58	5305	Watusi Bend	58 B	TBD	Right	40' x 76'	363	3,403
59	5307	Watusi Bend	59 B	TBD	Left	35' x 76'	360	3,020
60	5309	Watusi Bend	60 B	TBD	Left	35' x 76'	360	3,020
61	5311	Watusi Bend	61 B	TBD	Right	35' x 56'	380	2,340
62	12211	Moriah Bend	62 B	TBD	Right	35' x 66'	360	2,495
63	12213	Moriah Bend	63 B	TBD	Right	40' x 76'	360	3,400
64	12215	Moriah Bend	64 B	TBD	Right	35' x 76'	360	3,020
65	12301	Moriah Bend	65 B	TBD	Left	35' x 76'	360	3,020
66	12501	Ayshire Way	66 A	TBD	Right	35' x 76'	360	3,020
67	12503	Ayshire Way	67 A	TBD	Right	35' x 76'	360	3,020
68	12505	Ayshire Way	68 A	TBD	Left	35' x 76'	360	3,020
69	12507	Ayshire Way	69 A	TBD	Right	35' x 76'	360	3,020
70	12509	Ayshire Way	70 A	TBD	Right	40' x 76'	360	3,400
71	12511	Ayshire Way	71 A	TBD	Right	35' x 76'	360	3,020
72	12513	Ayshire Way	72 A	TBD	Left	35' x 76'	450	3,110
73	12510	Ayshire Way	73 A	TBD	Right	35' x 76'	360	3,020
74	12508	Ayshire Way	74 A	TBD	Right	35' x 76'	360	3,020
75	12506	Ayshire Way	75 A	TBD	Right	35' x 76'	360	3,020
76	12504	Ayshire Way	76 A	TBD	Right	35' x 76'	360	3,020
77	12502	Ayshire Way	77 A	TBD	Left	40' x 76'	360	3,020
78	12500	Ayshire Way	78 A	TBD	Right	35' x 76'	358	3,018
79	12501	Simmental Drive	79 A	TBD	Right	35' x 76'	360	3,020
80	12503	Simmental Drive	80 A	TBD	Right	35' x 76'	360	3,020
81	12505	Simmental Drive	81 A	TBD	Right	40' x 76'	360	3,400
82	12507	Simmental Drive	82 A	TBD	Right	35' x 76'	360	3,020
83	12509	Simmental Drive	83 A	TBD	Left	40' x 76'	424	3,464
84	12511	Simmental Drive	84 A	TBD	Right	35' x 76'	587	3,247
85	12512	Simmental Drive	85 A	TBD	Left	35' x 76'	358	3,018
86	12508	Simmental Drive	86 A	TBD	Right	35' x 76'	561	3,221
87	12504	Simmental Drive	87 A	TBD	Right	35' x 76'	708	3,368
88	12500	Simmental Drive	88 A	TBD	Right	35' x 76'	360	3,020
89	12406	Simmental Drive	89 A	TBD	Right	35' x 76'	360	3,020
90	12404	Simmental Drive	90 A	TBD	Right	35' x 76'	360	3,020
91	12402	Simmental Drive	91 A	TBD	Right	35' x 76'	360	3,020
92	12400	Simmental Drive	92 A	TBD	Left	35' x 76'	579	3,239
93	12312	Simmental Drive	93 A	TBD	Left	35' x 56'	571	2,531
94	12308	Simmental Drive	94 A	TBD	Right	35' x 76'	668	3,328
95	12301	Simmental Drive	95 A	TBD	Left	35' x 56'	324	2,284
96	12305	Simmental Drive	96 A	TBD	Right	35' x 56'	360	2,320
97	12307	Simmental Drive	97 A	TBD	Right	40' x 63'	360	2,800
98	12309	Simmental Drive	98 A	TBD	Right	40' x 63'	360	2,800
99	12311	Simmental Drive	99 A	TBD	Right	35' x 66'	360	2,495
100	12313	Simmental Drive	100 A	TBD	Right	35' x 66'	360	2,495
101	12315	Simmental Drive	101 A	TBD	Right	35' x 66'	360	2,495
102	12401	Simmental Drive	102 A	TBD	Right	35' x 56'	364	2,324
103	12403	Simmental Drive	103 A	TBD	Right	35' x 56'	360	2,320
104	11405	Simmental Drive	104 A	TBD	Right	40' x 63'	360	2,800
105	12407	Simmental Drive	105 A	TBD	Left	40' x 76'	360	3,400
106	12409	Simmental Drive	106 A	TBD	Left	40' x 76'	362	3,402

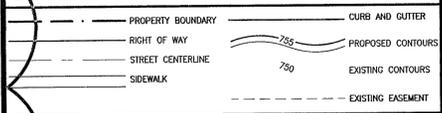
ORIENTATION AND SCALE



NOTES

- ALL RADIUS AT INTERSECTIONS 25' FROM FACE OF CURB, UNLESS OTHERWISE NOTED.
- PROPOSED BUILDING SIZES ARE LISTED IN THE TABLE ON SITE DIMENSIONAL CONTROL PLAN SHEET 2 OF 3.
- FRONTAGE SETBACKS VARY, 10' MIN. BETWEEN UNITS AND 10' MIN. BEHIND UNITS (PP).
- DRIVEWAY DIMENSIONS VARY BY UNIT TYPE & LOCATION.
- COMPLIANCE WITH GREEN BUILDING STANDARDS IS REQUIRED FOR ALL BUILDINGS CONSTRUCTED ON THIS SITE. CONTACT THE GREEN BUILDING PROGRAM AT 512-482-5300 FOR FURTHER INFORMATION.
- A CONDITIONAL LETTER OF APPROVAL IS REQUIRED BY AUSTIN ENERGY GREEN BUILDING PROGRAM PRIOR TO BUILDING PERMIT.
- ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
- APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
- COMPLIANCE WITH GREEN BUILDING STANDARDS IS RECOMMENDED FOR ALL BUILDINGS CONSTRUCTED ON THIS SITE. CONTACT THE GREEN BUILDING PROGRAM AT 512-482-5300 FOR FURTHER INFORMATION.
- EXTERIOR LIGHTING ABOVE THE SECOND FLOOR IS PROHIBITED IN THE CO, LR, GR, CS, OR CS-1 ZONING DISTRICTS, WHEN ADJACENT TO AN SF-5 OR MORE RESTRICTIVE ZONING DISTRICT (SECTION 25-2-585).
- ANY PROPOSED MODIFICATIONS WHICH INCLUDE MOVING A STRUCTURE MORE THAN TWENTY-FIVE (25') FEET OR INCREASING THE HEIGHT OR SQUARE FOOTAGE OF A BUILDING, WILL REQUIRE REVIEW BY THE PLANNING COMMISSION AND OR CITY COUNCIL. REFER TO SECTION 25-2-1104 EXEMPTIONS.
- ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E2.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/ LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E. ALSO INCLUDE FIGURE 42 FROM SECTION 2.5.

LEGEND



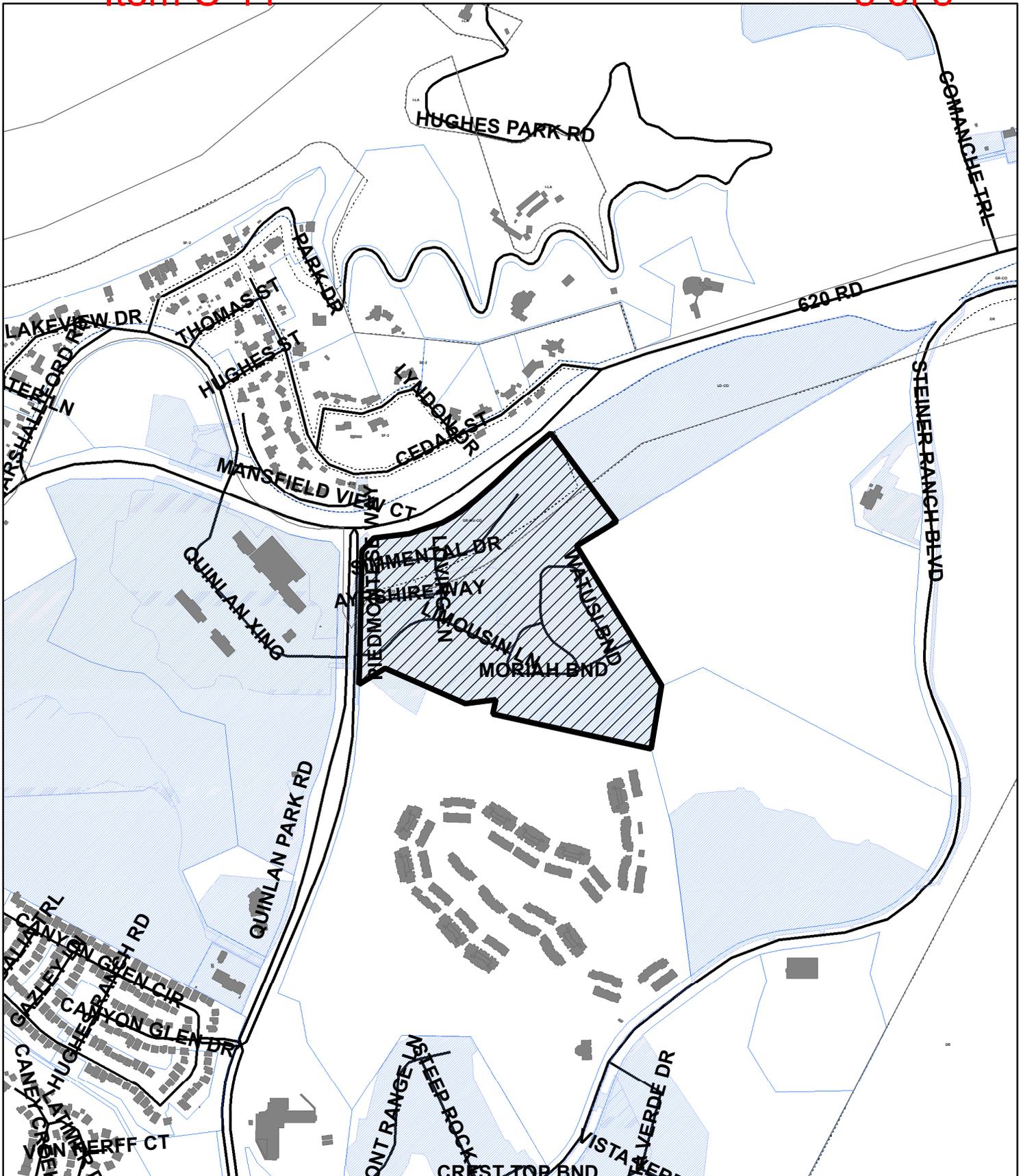
TABLE

FOC LINE & CURVE TABLE			
LINE #/CURVE #	LENGTH	DIRECTION/DELTA	RADIUS
C168	59.085	005.3372	634.297
C169	53.802	019.3270	159.500
C170	78.952	028.3613	159.500
C171	352.103	071.9216	280.500
C172	59.085	005.3373	634.283
C173	59.085	005.3373	634.283
C174	86.921	024.8390	200.500
C175	79.958	022.8493	200.500
C176	47.930	011.4663	239.498
C177	253.049	060.5371	239.500
C178	59.085	005.3372	634.297

FOC LINE & CURVE TABLE			
LINE #/CURVE #	LENGTH	DIRECTION/DELTA	RADIUS
L160	123.384	N43° 35' 23.00"E	
L161	122.983	N43° 35' 22.52"E	
L162	43.127	S88° 43' 19.59"E	
L163	277.937	S64° 24' 24.96"E	
L164	43.246	S88° 43' 19.59"E	
L165	278.650	S64° 24' 24.96"E	

CITY APPROVAL

SITE PLAN RELEASE Sheet 38 of 101
 FILE NUMBER: SP-2014-0143C EXPIRATION DATE: 7-24-18
 CASE MANAGER

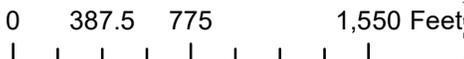


SITE PLAN



-  SUBJECT TRACT
-  ZONING BOUNDARY

CASE#: SP-2014-0143C(XT2)
 ADDRESS: 4801 Quinlan Park Rd
 CASE NAME: Steiner Ranch MU #14
 MANAGER: Christine Barton-Holmes



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.